

2011 Property Tax Report

DeKalb County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in DeKalb County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in DeKalb County

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	8,353	87.3%	347	3.6%
No Change	75	0.8%	7	0.1%
Lower Tax Bill	1,139	11.9%	9,213	96.3%
Average Change in Tax Bill	8.8%		-28.2%	
Detailed Change in Tax Bill				
20% or More	788	8.2%	107	1.1%
10% to 19%	2,826	29.5%	85	0.9%
1% to 9%	4,739	49.5%	155	1.6%
0%	75	0.8%	7	0.1%
-1% to -9%	778	8.1%	670	7.0%
-10% to -19%	183	1.9%	1,813	19.0%
-20% to -29%	52	0.5%	1,889	19.7%
-30% to -39%	31	0.3%	1,832	19.1%
-40% to -49%	33	0.3%	1,437	15.0%
-50% to -59%	15	0.2%	835	8.7%
-60% to -69%	5	0.1%	381	4.0%
-70% to -79%	3	0.0%	180	1.9%
-80% to -89%	3	0.0%	52	0.5%
-90% to -99%	6	0.1%	33	0.3%
-100%	30	0.3%	91	1.0%
Total	9,567	100.0%	9,567	100.0%

Note: Percentages may not total due to rounding.

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 HIGHER TAX RATES AND THE
 LOSS OF THE STATE
 HOMESTEAD CREDIT RAISE
 HOMEOWNER TAX BILLS
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Homestead Property Taxes

Homestead property taxes increased 8.8% on average in DeKalb County in 2011. This was more than the state average of 4.4%. DeKalb County homestead taxes were still 28.2% lower in 2011 than they were in 2007, before the big tax reform. The larger-than-average homestead tax increase in 2011 was partly due to an increase in tax rates in most DeKalb County taxing districts. Homestead tax bills also increased because of the phaseout of the state homestead credit in 2011. The state homestead credit was 4.3% in DeKalb County in 2010.

Tax Rates

Property tax rates increased in most DeKalb County tax districts. The average tax rate increased by 8.2% because of an increase in the levy and only a slight decrease in net assessed value. Levies in DeKalb County increased by 6.9%. The biggest levy increases were in the DeKalb County Eastern Community Schools debt service and capital projects funds, DeKalb County Central United Schools debt service fund, and the Butler and Auburn Fire Protection Territories. DeKalb County's total net assessed value decreased by 0.8% in 2011. (The certified net AV used to compute tax rates declined by 1.2%.) Homestead net assessments decreased by 0.6% and agricultural net AV increased by 2.0%. Other residential assessments showed a decrease of 3.1%, while business net assessments decreased by 1.1%.

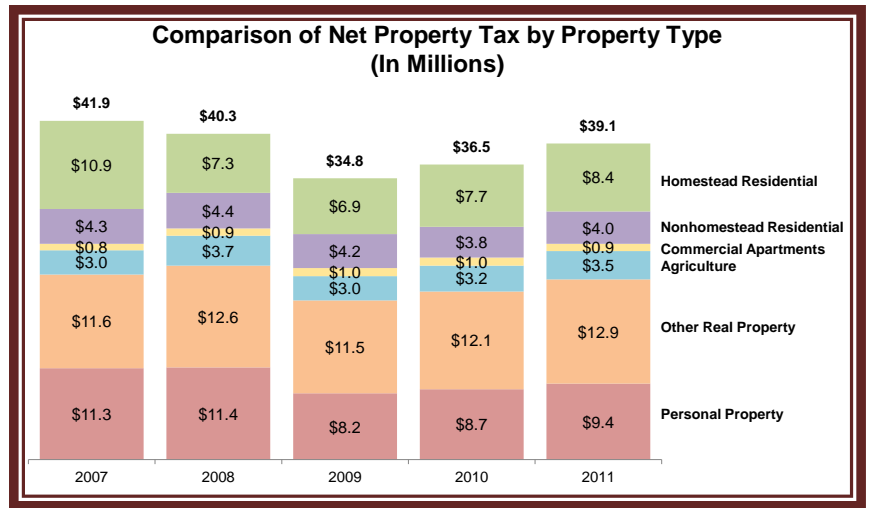
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**SUBSTANTIAL INCREASES IN TAX BILLS FOR
MOST PROPERTY TYPES**

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Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 7.1% in DeKalb County in 2011, more than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 4.3%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - rose by 7.0%. These tax bill increases reflect the increase in tax rates in DeKalb County in 2011. Tax bills for commercial apartments fell 10.8%, due to a decline in apartment assessments. Agricultural tax bills rose 9.9% due to the rise in tax rates and the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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**TAX CAP CREDITS INCREASED
IN 2011 DUE TO HIGHER TAX
RATES**

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Total tax cap credit losses in DeKalb County were \$876,295, or 2.1% of the levy. This was much less than the state average loss rate of 9.2%, and less than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and DeKalb County's tax rates were less than the state median.

More than 90% of the total tax cap credits were in the 2% nonhomestead/farmland category. Tax rates in DeKalb County's largest taxing districts were greater than \$2 per \$100 assessed value, but less than \$3. This makes property in the 2% category eligible for tax cap credits. Business property in the 3% category is not eligible. DeKalb County's substantial local homestead credit reduces most homeowner tax bills in the 1% category below the tax caps. The largest percentage loss was in the Corunna Town, where the district tax rate is greater than \$3. The largest dollar losses were in the DeKalb Central School Corporation, Auburn City, and the county unit.

DeKalb County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$348	\$582,512	\$897	\$26,174	\$609,930	1.6%
2011 Tax Cap Credits	27,175	805,138	2,154	41,829	876,295	2.1%
Change	\$26,827	\$222,626	\$1,257	\$15,655	\$266,365	0.5%

added loss of 0.5% of the total tax levy. Most of the increase in tax cap credits was in the 2% tax cap category, mostly caused by the increase in tax rates. The elimination of the state homestead credit added to the increase in the 1% homestead category.

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The Effect of Recession

The 2009 recession reduced DeKalb County assessments for pay-2011. Business, homestead and other residential property values and construction activity appear to have fallen in DeKalb County in 2009. This assessment reduction contributed to the rise in tax rates and helped cause the increase in tax cap revenue losses.

**2009 RECESSION REDUCED
ASSESSMENTS AND INCREASED TAX CAP
REVENUE LOSSES IN 2011**

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$1,479,518,775	\$1,474,125,760	-0.4%	\$640,790,869	\$636,758,221	-0.6%
Other Residential	193,441,227	188,493,095	-2.6%	189,370,627	183,584,473	-3.1%
Ag Business/Land	248,875,492	253,745,028	2.0%	247,865,852	252,798,658	2.0%
Business Real/Personal	1,347,061,191	1,309,622,900	-2.8%	1,175,088,885	1,162,082,468	-1.1%
Total	\$3,268,896,685	\$3,225,986,783	-1.3%	\$2,253,116,233	\$2,235,223,820	-0.8%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

DeKalb County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	49,005,906	52,192,597	35,776,593	37,384,548	39,969,400	6.5%	-31.5%	4.5%	6.9%
State Unit	48,062	49,998	0	0	0	4.0%	-100.0%		
DeKalb County	9,552,283	9,974,646	7,203,265	7,708,143	7,494,219	4.4%	-27.8%	7.0%	-2.8%
Butler Township	31,707	33,735	35,076	35,944	36,511	6.4%	4.0%	2.5%	1.6%
Concord Township	31,526	23,722	24,290	24,615	24,726	-24.8%	2.4%	1.3%	0.5%
Fairfield Township	85,740	75,294	71,328	34,538	34,233	-12.2%	-5.3%	-51.6%	-0.9%
Franklin Township	38,068	40,091	40,635	42,117	42,390	5.3%	1.4%	3.6%	0.6%
Grant Township	70,301	72,156	73,137	74,197	74,613	2.6%	1.4%	1.4%	0.6%
Jackson Township	70,998	75,655	72,506	74,510	73,052	6.6%	-4.2%	2.8%	-2.0%
Keyser Township	20,642	22,385	23,407	24,199	18,043	8.4%	4.6%	3.4%	-25.4%
Newville Township	13,132	13,730	14,199	14,746	14,677	4.6%	3.4%	3.9%	-0.5%
Richland Township	22,003	21,945	23,593	24,352	24,259	-0.3%	7.5%	3.2%	-0.4%
Smithfield Township	44,553	45,359	47,188	48,351	48,694	1.8%	4.0%	2.5%	0.7%
Spencer Township	83,916	62,861	61,596	64,083	63,549	-25.1%	-2.0%	4.0%	-0.8%
Stafford Township	9,395	12,999	12,519	13,781	13,785	38.4%	-3.7%	10.1%	0.0%
Troy Township	8,620	12,072	12,093	12,450	12,203	40.0%	0.2%	3.0%	-2.0%
Union Township	49,488	56,807	58,581	60,732	56,000	14.8%	3.1%	3.7%	-7.8%
Wilmington Township	95,642	96,995	80,084	102,638	38,653	1.4%	-17.4%	28.2%	-62.3%
Auburn Civil City	3,858,989	4,354,801	4,336,035	4,584,098	5,278,293	12.8%	-0.4%	5.7%	15.1%
Garrett Civil City	1,426,896	1,413,051	1,460,256	1,504,755	1,500,841	-1.0%	3.3%	3.0%	-0.3%
Butler Civil City	1,015,966	920,658	1,078,218	951,754	1,270,461	-9.4%	17.1%	-11.7%	33.5%
Altona Civil Town	19,560	21,778	22,075	19,097	19,026	11.3%	1.4%	-13.5%	-0.4%
Ashley Civil Town	366,042	374,744	402,516	393,509	389,861	2.4%	7.4%	-2.2%	-0.9%
Corunna Civil Town	62,692	65,938	67,831	70,723	69,785	5.2%	2.9%	4.3%	-1.3%
St. Joe Civil Town	35,109	73,453	73,836	77,607	72,635	109.2%	0.5%	5.1%	-6.4%
Waterloo Civil Town	638,183	650,191	779,625	705,995	714,886	1.9%	19.9%	-9.4%	1.3%
Hamilton Civil Town	25,173	26,171	23,593	22,833	21,433	4.0%	-9.9%	-3.2%	-6.1%
DeKalb County Eastern Comm School Corp	7,030,130	7,856,931	4,567,651	5,212,692	6,217,190	11.8%	-41.9%	14.1%	19.3%
Garrett-Keyser-Butler Comm School Corp	5,882,645	5,963,909	3,460,550	3,495,702	3,602,491	1.4%	-42.0%	1.0%	3.1%
DeKalb County Central United School Corp	16,316,939	17,511,279	9,688,216	10,019,057	10,756,631	7.3%	-44.7%	3.4%	7.4%
Hamilton Community School Corp	506,151	598,871	233,968	200,959	237,673	18.3%	-60.9%	-14.1%	18.3%
Auburn-Eckhart Public Library	561,201	677,629	695,896	737,281	701,786	20.7%	2.7%	5.9%	-4.8%
Butler Carnegie Public Library	165,787	153,621	192,054	164,421	168,857	-7.3%	25.0%	-14.4%	2.7%
Garrett Public Library	376,590	412,215	424,251	444,229	440,249	9.5%	2.9%	4.7%	-0.9%
Waterloo Public Library	171,037	178,950	201,407	192,195	190,680	4.6%	12.5%	-4.6%	-0.8%
Northeast Indiana Solid Waste Mgt Dist	196,252	206,243	215,118	228,245	247,015	5.1%	4.3%	6.1%	8.2%
DeKalb County Redevelopment Comm	0	0	0	0	0				
Garrett City Redevelopment Comm	15,536	40,344	0	0	0	159.7%	-100.0%		
Auburn Redevelopment Comm	58,952	1,370	0	0	0	-97.7%	-100.0%		

DeKalb County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
17001	Butler Township	1.5704	--	--	21.8211%	--	--	--	1.2277
17002	Concord Township	1.2731	--	--	21.8211%	--	--	--	0.9953
17003	St Joe Town	2.0299	--	--	21.8211%	--	--	--	1.5870
17004	Fairfield Township	1.4794	--	--	21.8211%	--	--	--	1.1566
17005	Franklin Township	0.8214	--	--	21.8211%	--	--	--	0.6422
17006	Hamilton Town	1.1425	--	--	21.8211%	--	--	--	0.8932
17007	Grant Township	1.6960	--	--	21.8211%	--	--	--	1.3259
17008	Waterloo Town-Grant Township	2.8372	--	--	21.8211%	--	--	--	2.2181
17009	Jackson Township	1.4738	--	--	21.8211%	--	--	--	1.1522
17010	Auburn City-Jackson Township	2.4994	--	--	21.8211%	--	--	--	1.9540
17011	Keyser Township	1.5453	--	--	21.8211%	--	--	--	1.2081
17012	Auburn City-Keyser Township	2.4483	--	--	21.8211%	--	--	--	1.9141
17013	Garrett City	2.3524	--	--	21.8211%	--	--	--	1.8391
17014	Altona Town	2.0928	--	--	21.8211%	--	--	--	1.6361
17015	Newville Township	1.2849	--	--	21.8211%	--	--	--	1.0045
17016	Richland Township	1.4674	--	--	21.8211%	--	--	--	1.1472
17017	Corunna Town	3.1247	--	--	21.8211%	--	--	--	2.4429
17018	Smithfield Township	1.4837	--	--	21.8211%	--	--	--	1.1599
17019	Ashley Town	2.5335	--	--	21.8211%	--	--	--	1.9807
17020	Waterloo Town-Smithfield Township	2.8351	--	--	21.8211%	--	--	--	2.2164
17021	Spencer Township	1.2914	--	--	21.8211%	--	--	--	1.0096
17022	Stafford Township	1.2898	--	--	21.8211%	--	--	--	1.0084
17023	Troy Township	1.2916	--	--	21.8211%	--	--	--	1.0098
17024	Union Township	1.8830	--	--	21.8211%	--	--	--	1.4721
17025	Auburn City-Union Township	2.4934	--	--	21.8211%	--	--	--	1.9493
17026	Wilmington Township	1.2977	--	--	21.8211%	--	--	--	1.0145
17027	Butler City	2.5204	--	--	21.8211%	--	--	--	1.9704
17028	Auburn City - Grant Township	2.5150	--	--	21.8211%	--	--	--	1.9662

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

DeKalb County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	27,143	781,456	2,154	41,538	852,290	39,969,400	2.1%
<i>TIF Total</i>	32	23,682	0	292	24,006	2,184,974	1.1%
<i>County Total</i>	27,175	805,138	2,154	41,829	876,296	42,154,374	2.1%
DeKalb County	3,782	108,079	240	6,767	118,868	7,494,219	1.6%
Butler Township	0	0	0	25	25	36,511	0.1%
Concord Township	0	10	0	28	38	24,726	0.2%
Fairfield Township	0	0	0	38	38	34,233	0.1%
Franklin Township	0	0	0	13	13	42,390	0.0%
Grant Township	12	1,157	0	27	1,196	74,613	1.6%
Jackson Township	0	65	0	45	110	73,052	0.2%
Keyser Township	0	189	0	13	202	18,043	1.1%
Newville Township	0	0	0	7	7	14,677	0.0%
Richland Township	0	163	22	24	210	24,259	0.9%
Smithfield Township	0	266	0	21	286	48,694	0.6%
Spencer Township	0	0	0	60	60	63,549	0.1%
Stafford Township	0	0	0	12	12	13,785	0.1%
Troy Township	0	0	0	9	9	12,203	0.1%
Union Township	114	1,755	0	121	1,989	56,000	3.6%
Wilmington Township	0	305	0	4	309	38,653	0.8%
Auburn Civil City	9,796	155,387	0	9,390	174,573	5,278,293	3.3%
Garrett Civil City	49	43,680	0	1,334	45,064	1,500,841	3.0%
Butler Civil City	0	45,325	0	582	45,907	1,270,461	3.6%
Altona Civil Town	0	307	0	56	363	19,026	1.9%
Ashley Civil Town	0	9,394	0	82	9,477	389,861	2.4%
Corunna Civil Town	0	8,495	1,151	282	9,928	69,785	14.2%
St. Joe Civil Town	0	283	0	59	342	72,635	0.5%
Waterloo Civil Town	440	43,217	0	532	44,189	714,886	6.2%
Hamilton Civil Town	0	0	0	9	9	21,433	0.0%
DeKalb County Eastern Comm School Corp	0	35,734	0	2,075	37,809	6,217,190	0.6%
Garrett-Keyser-Butler Comm School Corp	61	55,259	0	2,670	57,990	3,602,491	1.6%
DeKalb County Central United School Corp	11,455	227,743	732	15,074	255,006	10,756,631	2.4%
Hamilton Community School Corp	0	0	0	75	75	237,673	0.0%
Auburn-Eckhart Public Library	1,240	19,663	0	1,323	22,225	701,786	3.2%
Butler Carnegie Public Library	0	7,917	0	101	8,017	168,857	4.7%
Garrett Public Library	8	7,464	0	363	7,836	440,249	1.8%
Waterloo Public Library	61	6,035	0	95	6,192	190,680	3.2%
Northeast Indiana Solid Waste Mgt Dist	125	3,562	8	223	3,918	247,015	1.6%
DeKalb County Redevelopment Comm	0	0	0	0	0	0	
Garrett City Redevelopment Comm	0	0	0	0	0	0	
Auburn Redevelopment Comm	0	0	0	0	0	0	
TIF - US 6 & I 69 ERA-Wloo	0	39	0	0	39	59,450	0.1%
TIF - Waterloo-Amended	0	310	0	0	310	58,570	0.5%
TIF - Amer Heritage Vill - Keyser	0	0	0	133	133	60,141	0.2%
TIF - Aub-Keyser NW Amended	0	143	0	0	143	41,827	0.3%
TIF - NW ERA-Aub Keyser	0	168	0	0	168	683,978	0.0%
TIF - Garrett ERA	0	437	0	0	437	203,946	0.2%
TIF - Garrett ERA-Amended	0	388	0	0	388	356,767	0.1%
TIF - Ashley-Smithfield ERA #5	0	0	0	0	0	0	
TIF - Ashley ERA No. 1	0	154	0	1	155	232,691	0.1%
TIF - Ashley ERA No. 2	0	0	0	0	0	77,165	0.0%
TIF - Ashley ERA No. 3	0	174	0	0	174	828	21.0%
TIF - Ashley ERA No. 4	0	269	0	0	269	1,275	21.1%
TIF - Ashley ERA No. 5	0	1,782	0	0	1,782	9,290	19.2%
TIF - Aub-Keyser NW Amended	0	0	0	0	0	0	
TIF - Auburn NW Amended	0	16,419	0	0	16,419	87,232	18.8%
TIF - NW ERA - Auburn	32	3,399	0	158	3,589	124,918	2.9%
TIF - New Millennium ERA 2	0	0	0	0	0	186,896	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.